

Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022

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Submitted by:

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See attachment

Submitter Comments:

Inquiry into the Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022

I would ask Has it been determined why the rental property vacancy rate has decreased?? (A rental vacancy rate of 3% is generally regarded as a neutral vacancy rate favouring neither property owners OR property renters. Brisbane currently is 0,7%)

I oppose this bill for these reasons:

None of the proposed changes would help to increase housing supply. The proposed bill, if implemented , would discourage investment in rental property. Therefore, reducing the future supply of rental property as more people move to the area.

How would rent control work when property owners expenses are increasing , council rates, water insurance , land tax?

If this bill is implemented, the government needs to come to the party and stop increases on government charges of rates and taxes , including land tax. Otherwise it's just legalized theft by the government. Even property owners that have NOT increased rents are penalized by this proposed bill. I view it as property owners are being penalized because of the government's lack of action on providing affordable and social housing. This problem has been a long time coming - for several years. What has been the government's strategy – government seems to be very reactive. Government seems to be able to find money for Olympics, but not for needed social housing. In my opinion it's outrageous.

The basic reason, rents have increased, is supply is very low. Ie the Brisbane vacancy rate is about 0.7% at present. A 3% vacancy rate is recognized as being fair for both renters and property owners The government should be offering temporary emergency accommodation until the government can construct permanent accommodation. The government could rent properties from owners and then sublease property's to tenants. The government could convert some of their numerous vacant buildings into temporary accommodation.

The government should be providing the needed social housing for low income earners.

The bill assumes all property owners are wealthy and able to bear the proposed changes. It also seems to assume the all property owners have increased their rents. This is not the case with me – increased rents.

In the bill explanatory notes ,page 3 it mentions "...rents in Gladstone nearly doubling" What the author does not mention is that this is from a very low base. Ie in 2018 Gladstone's rents where cheapest in Australia. So the in my opinion the statement is somewhat misleading.

END